

VALLE DE ORO COMMUNITY PLANNING GROUP

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MAR 10 2008

San Diego County
DEPT. OF PLANNING & LAND USE

MINUTES OF MEETING: February 19, 2008

LOCATION:

Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Training Room, Lower Terrace

1. **CALL TO ORDER:** 7:01 P.M. J.L. PHILLIPS, presiding Chair.

Members present: Brennan, Brownlee, Chapman, Collier, Fitchett,
Hewicker, Manning, Phillips
Not present: Henderson, Hyatt, Millar, Mitrovich, Reith, Wollitz,
Ripperger

2. **FINALIZE AGENDA:** Item 5 a. has been continued to the next meeting.

3. **OPEN FORUM:** None.

4. **APPROVAL OF MINUTES:** February 05, 2008. VOTE: 8-0-0 to approve minutes.

5. **LAND USE:**

- a. **P96-011W2M7:** This item is continued to next meeting when applicant may present a revised plan.

- b. **AD08-003:** Administrative Permit for inclusion of an oversize, 2,000 sq. ft. garage with new construction of a 6,675 sq. ft. home on the parcel behind 9267 Edgewood Drive (APN495-374-15).
CHAPMAN explains the project. There are no setback violations, and the design appears to fit the rest of the project. Moves to recommend approval of AD08-003. (Fitchett seconds) No public comments are offered. Discussion follows. VOTE: 8-0-0 to approve Chapman motion.

- c. **P08-006:** Use Permit for telecommunications facility at Otay Water tank located on hilltop at 1697 Burris Drive (end of road). Includes 12 panel antennas mounted on the water tank and 6 equipment cabinets in 12'x26' CMU enclosure recessed into hillside on the south side of the tank site.

PHILLIPS explains this request from AT&T/Cingular as the third and final telecom installation on the tank site. The cabinet enclosure will be partly recessed into the hillside, and fairly well concealed. Need to adjust wall height around the cabinets downward, and designate the enclosure to be a color that matches the adjacent earthen slope. Moves to recommend approval of this Use Permit with the following two conditions: Step down the block wall enclosure to approximately the height of the equipment cabinets; and match the block wall color with that of the earthen hillside. (Fitchett seconds) Discussion follows. Applicant representative, Ted Marioncelli (address not provided), agrees with these conditions.

VOTE: 8-0-0 to approve Phillips motion.

6. **NEW BUSINESS:**

Page 2. VDOCPG minutes. 02-19-08.

- a. **POD07-003:** Zoning Ordinance Clean-up Amendment revising various sections including Animal, Height, Setback, and Fallbrook Village regulations. Requires beekeeping to be at least 600' from dwellings, eliminates limitation on number of stories in residential, eliminates permit for off-site signs, and other changes.

PHILLIPS reviews the proposed document. Most of it includes legitimate clean-up items. A few items are not part of the clean-up campaign, and may merit additional recommendations by VDOCPG. Reviews 2 such items.

If the beekeeping item passes (Section 28, note #7), it will basically eliminate any beekeeping activity from suburban areas in the County. Certainly beekeeping is nearly essential to some agriculture, and may be beneficial even in the suburbs in terms of pollination activities by bees. Discussion follows, including several citizens in the audience. It is clear that the new restrictions reviewed here may be inappropriate, perhaps undesirable for the County in general.

PHILLIPS moves to express concern on enforcing the County Code, and on this possible new regulation, as note #7 in Section 28. County needs to review the Code, and generate a more appropriate regulation than that currently in note #7, Section 28. (Brownlee seconds) Additional discussion follows. VOTE: 8-0-0 to approve Phillips motion.

Second item of concern is Section 30 of the Amendment, in which the County will remove any limit on number of stories in residential main dwellings. PHILLIPS suggests County should retain the current height regulations, 35 ft. maximum and maximum of 2 stories in our area.

Whatever the motivation for this alleged clean-up change, the proposed change would have severely adverse effects on our residential neighborhoods. Any projects desiring exemption from such current height regulations should be subjected at least to a site plan review.

PHILLIPS moves to recommend retention of the same height requirements and story limitation as are now in force for residential sites, and require site plan reviews for any proposed exemptions. (Brownlee seconds) Discussion follows, basically agreeing with the motion.

VOTE: 8-0-0 to approve Phillips motion.

7. **UNFINISHED BUSINESS:** None.

8. **CHAIRMAN'S REPORT:** None.

9. **ADJOURNMENT:** 7:54 P.M.

Submitted by: G. Collier

Non-apiarily but adversely height-impacted scribe